

2019 QAP & Guide Listening Session

Central Maryland Comments

Friday, October 26, 2018

10:00am - 12:00pm

Greens at Irvington Mews

1. With regard to forward allocations; are you expecting an immediate stop or a gradual reduction in allocations?
2. How many credits in the 2018 Round were forward allocated?
3. What is the deadline for written comments for the QAP & Guide revisions?
4. We understand the need for balance but we need incentives in Communities of Opportunity (COOs) not in rural areas. Please don't repeat 2016 awards. Please move forward toward balance.
5. CDA should look more at incentivizing the preservation of existing units in the nine percent Round. Four percent deals aren't really enough equity. There are a lot of places that are aging and will need to be rehabbed.
6. Twinning works very well for high density areas. There are a lot of properties that need to be demolished and rebuilt and twinning could help with this. The department should consider only needing zoning in place for one of the halves of a twinning project to establish readiness to proceed. We would also like to see more balance between COOs and Qualified Census Tracts (QCTs).
7. Please fund more senior projects. Some properties have wait lists comprised of several hundred people.
8. Rent increases against the market seem to be out of the pocket of residents. Rents are becoming unaffordable. Properties need to work with a review committee and allow residents on the review board to work towards more beneficial solution. Properties should solicit and involve residents in decision making processes. Owners should keep a record of all resident complaints. How can you involve residents in the decision making processes?
9. The results from the 2018 Round were encouraging but we only count 109 units toward the VCA. The Department must keep pushing because only closed projects will count. We will still have a severe imbalance in the location of projects. We need to see more balance in between QCTs and COOs. It is important to have solid Affirmative Fair Housing Marketing Plans for projects and more training for properties.
10. Tenants should serve the function of assisting the property in tenant service follow through/ monitoring. We would like to see a resident services council created at all properties.
11. It is great that the State is funding projects in Communities of Opportunity but all of the properties may not be built because of opposition at the local level.
12. While there may be local opposition we don't want to ignore the fact that the Department is a catalyst for change in areas around the State. There are certain neighborhoods around DHCD projects where homes around the property are now selling in the \$300,000s.
13. There is a lot of local opposition. If the goal is to provide real choice for residents then the Department should try harder to even the playing field and build in all areas of the State not just select areas.

14. There are a lot of things blocking senior deals from being funded but the waitlists are out of control. Certain senior properties have had a steady list of around 200 people for the last 5 years.
15. Affordable housing needs to be addressed as mixed-income and not low-income. The term “low-income” frightens local residents.
16. By creating units just in COOs you’re creating less housing overall.
17. The Department should consider creating a centralized database of affordable housing resources. It would benefit people to be able to see all that the State offers in one place. We have discovered that a lot of resources are concentrated in the Baltimore region. Harford County is the only waitlist that is still open and that all other waitlists are closed in other counties.
18. The 10% market rate units that the Guide allows are not really market rate prices.
19. There need to be more incentive for metro areas. If not, then the awards will go to rural areas and we can’t expect people to move to rural areas.
20. MD Housing Search could be an incredible resource to let people know units are available before all of the new units are taken.
21. Mixed income would work better with twinning deals. Amenities should be allowed for all residents and 9% would allow for amenities to be built so that all residents could benefit.
22. A lot of neighborhood’s rent are being increased. Gentrification is not the change that we would like to see. We don’t want to see a deduction in affordable units under names like Baltimore Choice Neighborhoods. It does not really seem to be benefitting people who need affordable rents. It just pushes people from one neighborhood to the next without really helping them in-place.
23. What is the State’s opinion on incentivizing Opportunity Zones in the next QAP?